



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
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PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split

☒ Special Use Permit

☐ Site Plan

☐ Lot Line Revisions

☐ Subdivision

☐ Building Line

File #: 1311

Date Received: 6.22.17

Street Address of Proposed Application: 34 (aka 36) LaSalle Rd.

Zone: _____

Acreage/Lot Area: _____

Parcel/Lot#: _____

Application Fee: \$350.

Surcharge Fee: \$60.

Affidavit Fee: \$20.

Applicant's Interest in Property: Leasing the space

Brief Description of Proposed Activity: "Restaurant" Outside

Patio 10 seats

"DIVISION WEST"

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPII website at <http://www.dph.state.ct.us>)

Savjach Partners LLC

Record Owner's Name

Jimmi Brahimi

Applicant's Name

PO Box 27763

Street

36 LaSalle Road

Street

West Hartford CT 06127

City

State

Zip

West Hartford CT 06107

City

State

Zip

860 978 9253

Telephone #

860 967 4447

Telephone #

Contact Person:

JIMMI BRAHIMI

Name

292 Middletown Rd

Street

Berlin CT, 06037

City

State

Zip

860 967 4447

Telephone #

By: 2022@gmail.com

cc: JAB@JABAIA.com

Email Address

Shelly - Agent of Savjach Partners LLC

Signature of Owner/Authorized Agent

RECEIVED

JUN 22 2017

PLANNING & ZONING DIVISION
Town of West Hartford, CT

J O S E P H A B U C H E K
A I A A R C H I T E C T L L C

Regarding Division West Special Use Permit

Analysis of code 177-37.2 Requirements

A. Space Definition/Location

1. A powder coated aluminum railing 42" high with an open railing separates the outdoor dining area from public way. This design maintains the open appearance of the dining area. Each railing post has a plate for stable standing position, this allows for removal and storage during the off-season.
2. The applicant would like to maintain overhead protection for its patrons in the outdoor dining area. A retractable cantilevered awning structure has been installed which extends five feet from the façade in order to shelter the outdoor dining which extends five feet (4'-8") from the façade in order to shelter the outdoor dining area. The plans show this awning placed eight feet (8'-0") above the ground.
3. No fire hydrants or hose couplings are obstructed by the outdoor dining plan, nor are any underground utility cabinets or vaults is impacted.
4. The outdoor dining area has been designed to meet the state liquor control standards. Applicant intends to continue to serve alcoholic beverages in this area and the design has been submitted to the requisite state liquor control authorities. No alcoholic beverages will be served in the proposed outdoor dining area unless all needed permits are maintained from the state.
5. The proposed outdoor dining area is adjacent to and will be maintained flush with the existing public walkway. Minimum walkway clearance will be 6'-10".

B. Operations

1. Handicap-accessible dining is provided, compliant with State of Connecticut code, in the proposed outdoor dining area. Diners may enter through the entrance and request an outdoor patio table from a member of the Division West staff. Patrons are then



escorted through the entrance into the outdoor dining area. The outdoor tables will be 34" high in order to accommodate a wheelchair as per the most recent ADA standards.

2. The kitchen facility has been designed to serve the entire restaurant, including the outdoor dining area. Staff will bring refuse and all other ancillary items directly into the kitchen; there will be no waste receptacles outside.
3. Applicant's plans were submitted to the West Hartford-Bloomfield Health district for review and comment prior to the 2017 public hearing. The plans have been designed such that:
 - a. The kitchen facilities are adequate to service the entire restaurant, including the outdoor dining area; and moreover, that there will be no outdoor cooking;
 - b. Outdoor storage areas will not be needed for plates, utensils, supplies, etc.;
 - c. Refuse and all other ancillary items will be taken directly into the kitchen thus negating the need for outdoor refuse receptacles
4. No outdoor heating units will be provided.
5. No outdoor music system will be provided.
6. The plans call for patrons to be seated at three tables in the outdoor dining area. There is no service bar in the outdoor dining area. Any service of alcoholic beverages will be adjunct to the service of food. Patrons will be regularly monitored, both inside the restaurant as well as at the outdoor tables. Any guest disturbing persons beyond the premises through loud, boisterous or disruptive behavior will, at a minimum, be asked to cease such behavior. If necessary, the guest will be asked to leave.
7. The outdoor dining area will not be used between 12:00 am and 8:00 am
8. Animals shall not be permitted within outdoor dining areas, except for service animals.
9. No outdoor lighting will be provided. There will be no flashing or blinking lights.

C. Maintenance

- 1** The outdoor dining area shall be kept clear of litter, food scraps and soiled dishes and utensils at all times. The sidewalk surface area in and around the outdoor dining area shall be swept as necessary(daily) and cleaned to remove greases, oils and stains (monthly). Spilled materials will be cleaned promptly.
- 2** No trash receptacles will be kept in patio area. Refuse and all other ancillary items will be taken directly into the kitchen and emptied when full in regular courses.
- 3** The proposal does not call for any umbrellas.
- 4** Tables and chairs are of commercial grade and will sufficiently weighted to avoid displacement by the wind.
- 5** The entirety of the proposed outdoor dining enclosure including tables, chairs, and fencing, shall be removed and stored indoors or off-premises during the months when the outdoor dining is not in use. All that will remain in the winter months is retractable awning.

Conclusion

Based upon the foregoing, Division West respectfully requests that the commission approve this application to amend the Special Use Permit. We are fully prepared to respond to staff comments and to address the commission's questions at the public hearing.



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